GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department **–** Affordable Housing – Administrative approval accorded for Construction of 1,20,106 Dwelling Units sanctioned under Affordable Housing in Partnership (AHP) component of PMAY-HFA,GOI – Unit Cost per Dwelling Unit in Four ULBs of Chilakaluripet, Narasaraopet,Tenali and Guntur in Guntur District - Approved - Orders - Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (UH) DEPARTMENT

G.O.Rt.No.115, **Dated:01.03.2017**

Read the following :-

1. G.O.Ms.No.75, MA&UD (UH) Department, Dated:23.02.2017.
2. From the Managing Director, APTIDCO Ltd., Vijayawada Lr.No.26/PMAY (Urban)/AS/ 2017, dated:.28.02.2017.
3. Govt.Memo No:441812/Municipal Administration & Urban Development (UH)Department, Dated:28.02.2017.

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O R D E R:-

Government vide G.O.1st read above have accorded administrative approval to the Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited, Vijayawada for construction of 1,20,106 Houses in 38 ULBs in the State sanctioned under PMAY-HFA,GOI., and approved three(3) models of construction as indicated in Para(3)of the said G.O. above. Government have approved EPC system on e-procurement platform for the projects, and adoption of alternative technologies like Shear Wall (Monolithic)/ precast based on the estimates prepared with conventional technology. For each Dwelling Unit, Government of India provides central assistance of Rs.1.50 lakhs, and State Govenment provides equal share of Rs.1.50 Lakhs in addition to providing land owned by ULB/Government at free of cost. External infrastructure towards Physical and Social assets in these projects are to be provided by the appropriate Authorities. The said G.O. has speicified that Beneficiry shall meet the expenditure if they prefer additional internal facilities such as vitrified tiles, Dadoing in bath and toilet, Granite cooking platform, Emulsion paintings to external walls, and distemper for internal walls over wall putty etc..

2. The Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited, Vijayawada (APTIDCO) vide reference 2nd read above has submitted a proposal and requested to accord permission to adopt G+3 pattern as considered in the Review Meetings held on 10.2.2017. He has further informed that Unit Cost and Project Cost have been arrived at based on the conventional technology at current SSR-2016-17. The cost of construction has included of Physical and Social Infrastructure, statutory taxes etc. The Managing Director, A.P.TIDCO., Vijayawada has requested the Government for approval of the Unit Cost of DU and Project Cost for the Four ULBs of Chilakaluripet, Narasaraopet,Tenali and Guntur in Guntur District as shown below:

S.No	Name of District	Name of ULBS	Type of pattern	No of houses	Super built up area SFT *	No. of Units	Rate per SFT incl. inf. Rs.	Unit Cost incl. inf.Rs in lakhs	Project Cost incl. inf. Rs. In Lakhs
1	Guntur	Chilakaluripet	G+3	4512	365	2707	1598	5.83	15781.81
					430	1805	1496	6.43	11606.15
2	Guntur	Narasaraopet	G+3	1504	365	902	1623	5.93	5348.86
					430	602	1517	6.52	3925.04

...2.

3	Guntur	**Tenali**	G+3	1152	365	691	1646	6.01	4152.91
					430	461	1560	6.71	3093.31
4	Guntur	**Guntur**	G+3	6630	365	3978	1664	6.07	24146.46
					430	2652	1566	6.73	17847.96
		TOTAL		13798					

* 365 SFT @ 60% houses and 430 SFT @ 40% houses proposed

3. The Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited, Vijayawada (APTIDCO), Vijayawada has therefore requested the Government to accord administrative approval for the above Unit Cost and Project Cost for the above Four Projects in Guntur District , and to call for tenders ULB wise and in G+3 Floors Pattern.

4. Government after careful examination of the proposal of the Managing Director, Andhra Pradesh Township Infrastructure Development Corporation, Vijayawada submitted vide reference 2nd read above, hereby accord administrative approval to the Unit cost and Project Cost as indicated in para (2) supra for construction of 13798 dwelling units with a total cost of Rs.85902.50 lakhs that includes the physical and social infrastructure, taxes etc in respect of the Four ULBs of Chilakaluripet, Narasaraopet,Tenali and Guntur in Guntur District under PMAY-HFA. Government hereby also accord permission to the Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited, Vijayawada to call for tenders ULB wise adopting G+3 Pattern in respect of the above Dwelling Units and Projects in the Four ULBs. (The 6630 Dwelling Units shown in the Table against Guntur Municipal Corporation are originally sanctioned as BLC but now permitted for conversion to AHP due to non availability of House sites for these beneficiaries, subject to approval of the Ministry of Urban Development, Government of India as permitted vide Memo 3rd read above.)

5. The Managing Director, APTIDCO is advised not to allow any joint venture companies to participate in the tender, as it may lead to delay in execution.

6. The Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited, Vijayawada shall take further necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN,
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Managing Director,
AP Township & Infrastructure Development Corporation Limited, Vijayawada.
The Director of Municipal Administration, Gorantla, Guntur.
The District Magistrate and Collector, Guntur.
The Finance Department.
The ULBs concerned through Director of Municipal Administration, Guntur.
Copy to:-
The PS to Hon'ble Minister (MA).
The PS to Prl.Secretary, MA&UD Department.
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER